136.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,306,900 / 1,306,900
					USE VALUE:	1,306,900 / 1,306,900
					ASSESSED:	1,306,900 / 1,306,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARON LINDSEY H & LLOYD H
Owner 2:	
Owner 3:	
Street 1:	32 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM DAVID -
Owner 2:	-
Street 1:	32 KENSINGTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,310 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	671,800	5,700	629,400	1,306,900
Total Card	0.214	671,800	5,700	629,400	1,306,900
Total Parcel	0.214	671,800	5,700	629,400	1,306,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 698.13 | /Parcel: 698.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87783
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	670,800	5700	9,310.	629,400	1,305,900	1,305,900	Year End Roll	12/18/2019
2019	101	FV	513,500	5700	9,310.	664,300	1,183,500	1,183,500	Year End Roll	1/3/2019
2018	101	FV	513,500	5700	9,310.	489,500	1,008,700	1,008,700	Year End Roll	12/20/2017
2017	101	FV	512,600	5700	9,310.	468,500	986,800	986,800	Year End Roll	1/3/2017
2016	101	FV	512,600	5700	9,310.	433,600	951,900	951,900	Year End	1/4/2016
2015	101	FV	492,700	5700	9,310.	363,600	862,000	862,000	Year End Roll	12/11/2014
2014	101	FV	492,700	5700	9,135.	352,600	851,000	851,000	Year End Roll	12/16/2013
2013	101	FV	492,700	5700	9,135.	335,900	834,300	834,300		12/13/2012

!10599!

PRINT

Date	Time
12/11/20	00:53:23

LAST REV

Date	Time
09/13/18	18:34:04
danam	
10599	

USER DEFINED

Prior Id # 1:	87783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	63107-69		12/23/2013		830,000	No	No		
EVERS MICHAEL G	62013-563		6/14/2013	Mult Lots	845,000	No	No		
SOYLEMEZ EKREM,	58074-80		12/13/2011	Mult Lots	795,000	No	No		
LAAGE THOMAS A-	51493-583		7/28/2008	Mult Lots	920,000	No	No		
	15913-530		12/1/1984		212,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2018	1237	Addition	275,500	C				
1/10/2003	24	Redo Bat	30,000	C				RENOVATE 2 BATHS A
11/12/1997	697		22,600					ADD TO 2ND FLOOR
4/5/1994	108		10,000					ADD SHED TO GARAGE
11/17/1992	605	Manual	1,500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Inspected	BS	Barbara S
8/29/2017	MEAS&NOTICE	HS	Hanne S
3/26/2014	Info Fm DEED	MM	Mary M
3/13/2012	MLS	EMK	Ellen K
3/20/2009	Inspected	372	PATRIOT
2/8/2009	Measured	372	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	90.	0.75	10									629,372						629,400	

Total AC/HA: 0.21373 | Total SF/SM: 9310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 629,372 | Spl Credit | Total: 629,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21089745
Const Adj.:	1.05049479
Adj $ / SQ:	159.005
Other Features:	110657
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704169
Depreciation:	32392
Depreciated Total:	671778

COMMENTS

646-8916 PDAS OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 1 | HB 1

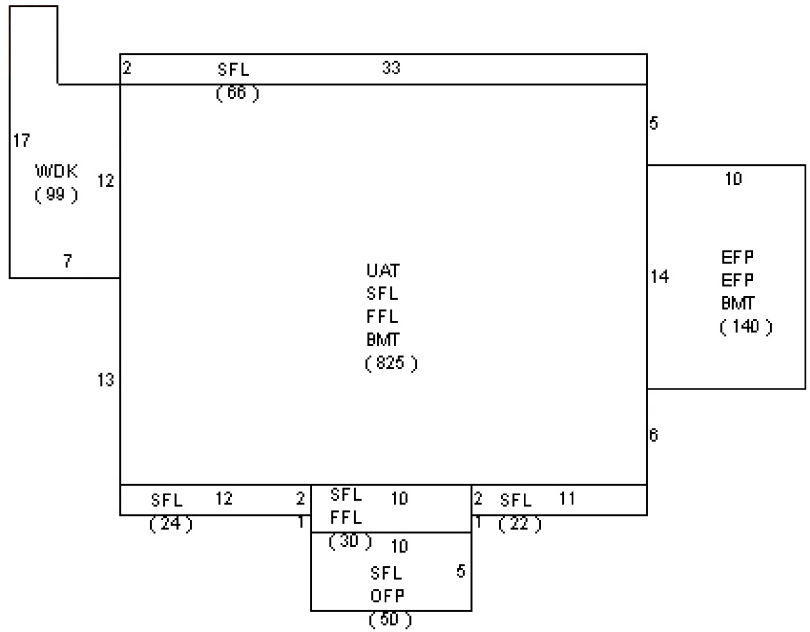
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	232.15
Special Features:	0	Val/Su Net:	193.49
Final Total:	671800	Val/Su SzAd	358.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,017	159.010	161,708
BMT	Basement	965	47.700	46,032
FFL	First Floor	855	159.010	135,949
EFP	Enclos Porch	280	38.810	10,868
UAT	Upper Attic	206	63.600	13,118
WDK	Deck	99	16.810	1,664
OFP	Open Porch	50	46.220	2,311
	Net Sketched Area:	3,472	Total:	371,650
Size Ad	1872	Gross Are	4091	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X23	F	FR	1935	17.95	T	50	101			4,500			4,500
A2	WOOD SHD	D	Y	1	21X9	G	GD	1935	8.82	T	30	101			1,200			1,200

PARCEL ID

136.0-0005-0016.0

IMAGE

AssessPro Patriot Properties, Inc

More: N | Total Yard Items: 5,700 | Total Special Featues: | Total: 5,700